

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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November 10, 2004

Ms. Kathy Kerdus
Planning Director
Town of Loomis
6140 Horseshoe Bar Road, Suite K
Loomis, CA 95650

Dear Ms. Kerdus:

RE: Review of the Town of Loomis' Revised Draft Housing Element

Thank you for submitting the Town of Loomis' revised draft housing element received on October 15, 2004 along with additional revision on November 8, 2004. As you know, the Department is required to review draft housing elements and report the findings to the locality pursuant to Government Code Section 65585(b). The review was assisted through a variety of communications with you and Ms. Lisa Wise, the Town's consultant, since June 2004.

The Department is pleased to find the revised draft element addresses the statutory requirements described in its June 8, 2004 review. The element now identifies adequate sites to accommodate its share of the regional housing need. The element will be in full compliance with State housing element law (Article 10.6 of the Government Code) when adopted and submitted to the Department, pursuant to Government Code Section 65585(g).

The Department appreciates Loomis' efforts to develop meaningful housing and land-use strategies and address its share of the regional housing need. The Department particularly commends the Town for commitments to rezone lands for multifamily and amend the zoning ordinance to require uses and intensities that facilitate housing for lower-income households.

Also, upon adoption, Loomis will be in compliance with State housing element law, which is one of the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, including transportation or park improvements. More specific information about the Program is available on the Department's website at <http://www.hcd.ca.gov>.

The Department thanks you and Ms. Wise for the cooperation and hard work during the course of the review and looks forward to receiving Loomis' adopted housing element. If you have any additional questions, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, the Department is forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

A handwritten signature in black ink that reads "Cathy E. Creswell". The signature is written in a cursive, flowing style.

Cathy E. Creswell
Deputy Director

cc: Lisa Wise, Consultant, Crawford Multari Clark Associates
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Wendy Anderson, Legal Services of Northern California
Brian Augusta, Legal Services of Northern California
Celestial Cassiman, Legal Services of Northern California
Larry Stenzel, Resources for Independent Living
Dara Schur, Protection & Advocacy, Inc.
Ethan Evans, Sacramento Housing Alliance